



**Town of Concord, Massachusetts**  
**22 Monument Square, Concord, MA 01742**

## West Concord Advisory Committee Minutes 02-03-16

Pursuant to notice duly filed with the Town Clerk, a meeting of the West Concord Advisory Committee (WCAC) was held at 7:30 p.m. in the Clock Tower Room at the Harvey Wheeler Community Center.

WCAC members present were Carlene Hempel, chair; Jeff Collins, Burt Flint, Steve Irza, and Don Detweiler. Also present were Associate WCAC members Mike Nowicki and Peter DeRosa, and Planning Board representative Matt Johnson and one member of the public. Members absent were Peter Baty and Kathryn Garcia

The Meeting was called to order at 7:30PM.

### MINUTES

Upon a Motion duly made and Seconded, the Committee UNANIMOUSLY VOTED: to accept and approve Minutes from the previous meeting held on January 6, 2016 submitted by Peter Baty.

### OLD BUSINESS

- On a motion duly made and seconded, it was unanimously voted to confirm the election of Steve Irza as the new Chair of the Committee and Peter Baty as the new Clerk both of whom had been nominated at the WCAC meeting on Jan 6, 2016.
- Continuing discussions regarding potential themes for the next WCAC Open House, scheduled for April 28th.
- Possible themes suggested included Signage and Arts/Music. The committee decided to go with the arts theme as organized around the town's bid for a Mass Cultural Council application.
- WCAC and the Planning Board will plan to schedule a joint meeting during the first week in March, 2016.

### LIAISON UPDATES

Carlene Hempel - Town Manager's Office Liaison (Chris Whelan):

- The owners of 20 Beharrell Street are unhappy with the revised route of the Bruce Freeman Rail Trail (BFRT), which now directs users of the Trail to travel immediately behind their building; no action by the Committee will be taken.

Pete DeRosa – Social Media Coordinator

- Looking into possible social media including Twitter and Facebook for communication of West Concord news and issues.
- Concord Chamber of Commerce has asked WCAC to help provide input on cultural resources in West Concord Village to help qualify the neighborhood as a registered "Mass Cultural Council District" in compliance with the Massachusetts Cultural Council (MCC). See <http://bit.ly/WCAC-MCC>

Mike Nowicki – Planning Department Liaison

- Mike is working with the Planning Department on the development of Wayfinding signage for West Concord Village that will provide greater clarity with regard to parking availability as well as a way to brand the ambiance of the Village community.
- Jeff Collins volunteered to contact the Police Department to inquire about the proposed sign design for restricted parking in residential areas.

Burton Flint - Planning Department Liaison

- A joint meeting of the WCAC and the Planning Board has been scheduled for March 8; this meeting will be in addition to the regular monthly WCAC meeting.

Carlene Hempel for Peter Baty - Building Department Liaison

- A site plan has been submitted for a large solar installation on the former WR Grace property on Concord-owned land in

Acton.

- A demolition permit application for the removal of two storage buildings behind office buildings at 300 Baker Ave. has been submitted.

#### Jeff Collins – Public Works Liaison

- No changes in the train crossing intersection on Commonwealth will be necessary. No additional sounding of horns will be required.
- Richard Reine with Concord Public Works is currently developing plans for the new plaza proposed by the WCAC between Concord Tea Cakes and Twin Seafood. Mr. Collins, Mr. Nowicki and Ms. Hempel will attend a planning meeting in the next month to discuss the plans.

#### Jeff Collins- Natural Resources Committee (NRC) Liaison

- There appears to be overwhelming support for recently proposed “Plan A” Rideout Park design; no new lighting is called for in the current design.
- CPW will now take steps to meet with design engineers to discuss site work required to relocate drainage and power utilities; construction documents should be completed in the Spring, RFPs bid in summer, and ground-breaking by July.
- An extensive discussion of progress on the completion of the proposed Assabet River Trail through to Westvale Meadows focused on connecting portions on privately owned land. A floating bridge may be required at low points near the river.

#### Don Detweiler – Concord Housing Development Corporation (CHDC) Liaison

- The CHDC continues to move forward on the Winthrop Street property project also known as “Concord Junction;” the Department of Housing and Community Development (DHCH) (the state agency who awards the tax credits necessary to build affordable housing has expressed both extraordinary confidence in the Grantham Group as well as gratitude for the strides Concord has made in achieving goals for affordable housing. Grantham will shortly begin some pre-engineering studies (building on ones the CHDC has already completed) which will be necessary for their preliminary application for tax credits.
- The CHDC will probably engage a consultant to assemble a wide group of residents (neighbors, board members, local land use groups) to discuss what uses they would like to see for the open space part of the Winthrop Street parcel. The parcel is 12 acres; 6 acres are buildable, but the current proposed building will take no more than 2 acres, including parking. The WCAC is asked to suggest what kinds of uses the community would like to see included in the development of the property.

#### Open Discussion

Village Businesses: Steve Irza reported that the Salt Box Restaurant is planning to introduce dining events after their formal closing hour of 7:00PM.

Burton Flint asked a question about parking at Brookside Square, specifically if some residents were not assigned parking spaces in the building's underground parking garage.

A list of possible music venues in West Concord needs to be prepared and submitted to the Concord Chamber of Commerce to support their application for listing West Concord as a “Massachusetts Cultural Council Arts Council District”.

A Town Tree Committee is being formed.

#### **OLD BUSINESS (continued)**

- Continuing discussions regarding potential themes for the next WCAC Open House, scheduled for April 28th.
- The idea of focusing on West Concord's cultural resources for the Open House – particularly how it ties into the West Concord application for designation as a cultural district -- was suggested and general agreement was expressed.
- Carlene volunteered to explore possible professionals specializing in Art Communities who might head up a panel to lead open discussion.

#### **NEW BUSINESS**

- No new business was introduced.

#### **PUBLIC COMMENT**

- No public comments were voiced.

**NEXT MEETING:** The WCAC will meet on March 2 for its regular meetings, and on March 8 for its joint meeting with the Planning Board.

**ADJOURNMENT**

On a motion duly made and seconded, it was unanimously voted to adjourn the Open Session and to conclude business for the evening at 9:20 PM.

Respectfully submitted,  
Don Detweiler  
Approved: March 2, 2016